

Town of Richmond
Planning Board Public Hearing
March 16, 2021 7:30 PM Veterans Hall

Members Present:

Stacie Maillet (Chairman)
Lloyd Condon (Vice Chairman)
Doug Smith (Secretary)
Eric Duda
Kathryn McWhirk
Doug Bersaw (Selectman's Rep.)

Members Absent

Jed Butterfield (Alt.)
Jason Macdonald

Public: Sheri Reynolds, William Hillock, Jim Harper.

Meeting opened at 7:34 PM.

1. Public:

No one from the public.

2. Discussion with 4-corners Applicant:

This was a preliminary discussion on Map 201 Lot 56 with nothing binding until the final proposal is put in front of the Planning Board. Both the applicants and the board members acknowledged that they understood.

Map 201 Lot 56 consists of .86 acres known as the Four Corners Store property. The property was zoned commercial on the 2016 Land Use Warrant. There is a proposal being developed to locate a store with a possible apartment above the store to be owner occupied or to be leased to an outside person.

There was a question raised that if the property is zoned strictly commercial and not a dual combination of commercial and residential if an apartment could be included in the building plans? There was an apartment at this location in the past. It was discussed that the property was unoccupied for 5 years and the grandfathering of an apartment was up after a year. It was determined that the applicants may need to seek a Variance from the Zoning Board of Adjustments to allow an apartment above the store. Selectman Bersaw will check with the town lawyer to verify what should be done and if a variance is necessary.

The estimated proposed building for the store would be 40 X 60 (2400 sq. feet), with a full cellar. Future plans would include the store, apartment above the store, a small eat in area, storage in the cellar and eventually fuel tanks.

The proposal by the applicant stated that the store would be set to the back of the lot as far as possible and would the 25' buffer still be in play since the building would boarder the Quaker Cemetery. It was confirmed that all setbacks will be met.

THESE MINUTES MAY BE APPROVED AND /OR AMENDED AT THE FOLLOWING MEETING

It was mentioned that the State of NH would have to give a permit for access to the store and how the NHDOT would like to see the traffic flow for safety at the Four Corners. That may determine the location of the building.

The question of the existing septic and well and if they would need updating with the store, restaurant and an apartment? The applicant said that the septic system itself is fine and he is considering putting in a new tank. The present well is fine and suffered no contamination with the spill years ago.

With no further questions from the applicant the board thank them for taking the time to take advantage of a preliminary discussion.

3. Minutes January 11, 2021:

Page 2, 5th section down, change the word a to as. Should read **change as written**.

Motion made by Duda to accept the minutes of January 11, 2021 as amended. Seconded by Lloyd Condon. Four in favor. Two abstentions. None opposed. Motion carries.

Minutes February 23, 2021:

Heading on top of page change date from January 11, 2021 to **February 23, 2021**.

Motion made by Condon to accept the minutes of February 23, 2021 as amended. Seconded by Bersaw. Five in favor. One abstention. None opposed. Motion carries.

4. Lot Line Adjustment Map 405 Lot 71 & 72:

There is a proposed lot line adjustment for Map 405 Lot 71 & 72. The applicant has been contacted to present his application at the next scheduled Planning Board meeting of April 6, 2021 meeting at 7:00 PM located at the Richmond Veterans Hall, Rt. 32. The consensus of the board agreed to move on the April 6, 2021 hearing.

5. Other:

Update on internet at Veterans Hall:

Bersaw updated the Planning Board that Wallace has been talking with First Light who own the equipment in all the town buildings. They are preparing to sign a contract and First Light will pay a small fee to the town and the fee will cover the cost of the internet to all town buildings.

There will be plans to carry the lines out to the streets off of Rt. 32 North and Rt. 119 East. Future plans will include South on Rt. 32 and West on Rt. 119. There are several different opinions on how this will be carried out.

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Election of Officers 2021-2022:

Condon nominated Stacie Maillet to continue as Chairman of the Planning Board. Seconded by McWhirk. With no other nominations from the floor a vote was taken. All in favor. None opposed. Motion carries.

Maillet nominated Lloyd Condon to continue as Vice Chairman of the Planning Board. Seconded by McWhirk. With no other nominations from the floor a vote was taken. All in favor. None opposed. Motion carries.

Condon nominated Kathryn McWhirk as Secretary of the Planning Board. Seconded by Eric Duda.

Maillet nominated Doug Smith to continue as Secretary of the Planning Board. Seconded by Bersaw.

With no more nominations from the floor. A vote was called for Kathryn McWhirk as Secretary to the board. One in favor.

Vote was called for Doug Smith to continue as Secretary of the Planning Board. Four in favor. None opposed. Motion passed for Doug Smith to continue as the Planning Board Secretary.

With no further business in front of the board.

Motion made by Lloyd Condon to adjourn the meeting. Seconded by Chairman Maillet. All in favor. None opposed. Motion carries.

Meeting adjourned at 8:29 PM.

Respectfully Submitted,

Kandace Mattson